

PUBLIC HEARING--March 17, 1965

Appeal #8109 Frank and Jeanette C. Marzullo, appellants.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order was entered on March 24, 1965:

ORDERED:

That the appeal for a variance from the provisions of paragraph 7205.12 (b) to permit parking less than three feet from the side lot line and to park two automobiles in front of the building at 3615 B Street, S.E., lot 27, square 5421, be granted.

From the records and the evidence adduced at the hearing, the Board finds the following facts:

(1) Appellant's lot is L-shaped with an 85 foot frontage on B Street and depths at west side of lot 96.50 feet, 48.25 feet on east side, then 45 feet to the west then 48.25 feet to the 20-foot wide public alley in the rear.

(2) Appellant proposes to erect a seven-unit apartment building on the site which has a very difficult configuration and the topography is such that there is practically only one way that the building can be sited to get the necessary bulk of building. The building position forces the space required for parking to be located in such way that two of the spaces project three feet beyond the lot line on the side yard, adjacent to lot 802, and two spaces project 7 feet in front of the building at B Street; the spaces do not, however, project beyond the property building line. The building could be projected forward to the building line, but this would result in the loss of two very good trees and develop an unsightly grade condition. The location of the parking spaces are accessible.

(3) There was no objection to the granting of this appeal registered at the public hearing.

OPINION:

We are of the opinion that this appeal falls well within the purview of Section 8207.11 of the regulations which is the variance clause of the statute.

We are also of the opinion that this relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the zoning regulations and map.